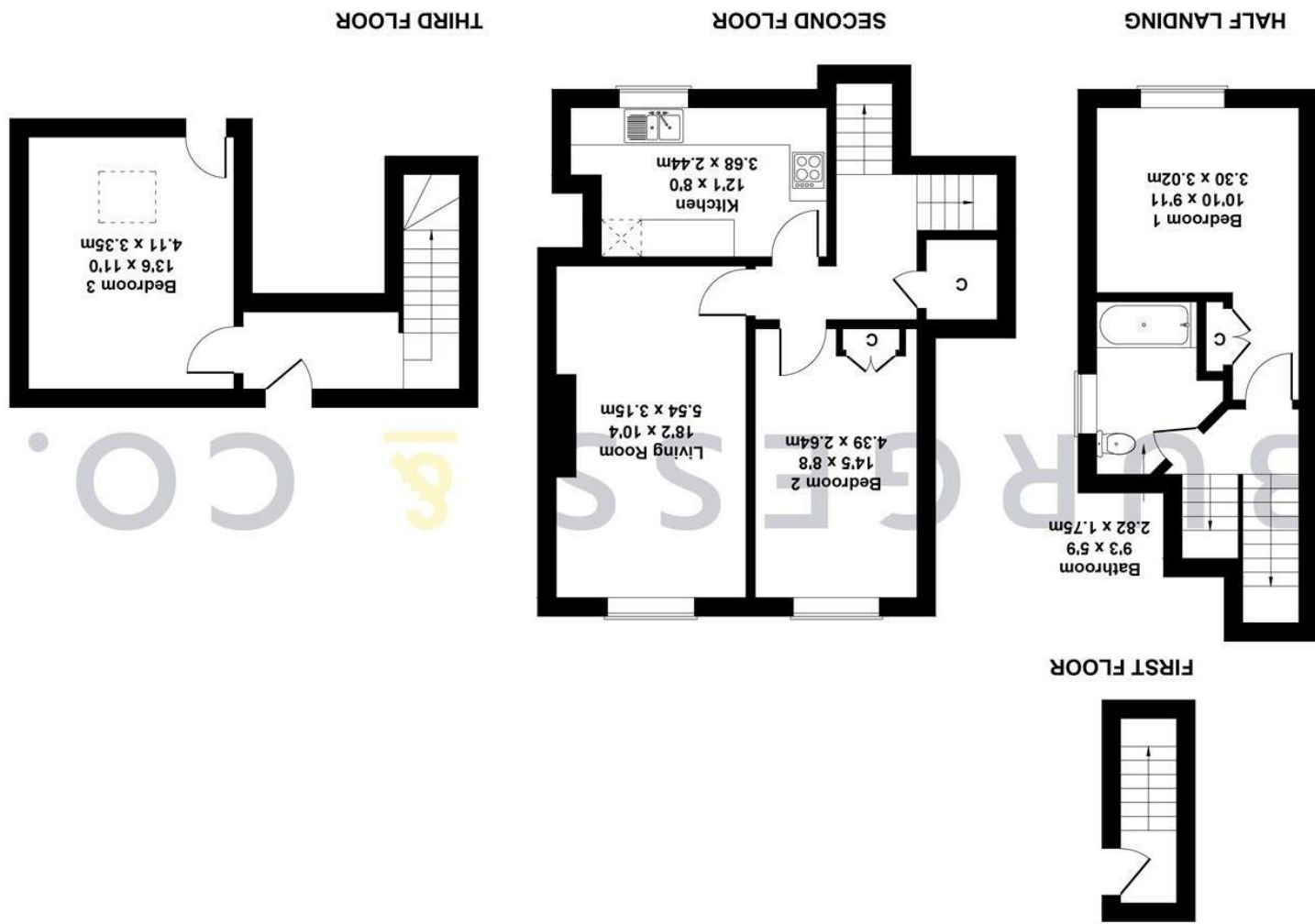




Not to Scale. Produced by The Plan Portal 2024  
For Illustrative Purposes Only.



Devonshire Square  
Approximate Gross Internal Area  
1000 sq ft - 93 sq m  
(Excluding First Floor)

**BURGESS & CO.** 3b Devonshire Square, Bexhill-On-Sea, TN40 1AB  
01424 222255

Offers In Excess Of  
£225,000 per household



01424 222255

Burgess & Co are delighted to bring to the market this bright and spacious maisonette occupying the second & third floor of this charming period terraced property. Ideally situated in Bexhill Town Centre with its array of shopping facilities, mainline railway station, restaurants and the seafront. The accommodation is accessed by a communal front door with stairs to the first floor. A private front door opens to further steps rising to the second floor with access to a double bedroom, a family bathroom, a few steps lead to a split level landing with access to a 18'2ft living room, a modern fitted kitchen and a second bedroom, and further stairs rise to the third floor giving access to a third bedroom and eaves storage. The property benefits from gas central heating, double glazing and is considered to be in very good condition throughout. Viewing is essential to not only appreciate this convenient location but all that this property has to offer.

**Communal Entrance Hall**

With stairs rising to

**First Floor Landing**

With private front door & stairs rising to

**Half Landing**

With access to

**Bedroom One**

10'10 x 9'11

With radiator, built-in wardrobes, double glazed window to the rear.

**Bathroom**

9'3 x 5'9

Comprising panelled bath with shower over, pedestal wash hand basin, low level w.c, radiator, double glazed frosted window.

**Second Floor Landing**

With radiator, understairs storage cupboard, stairs to Third Floor.

**Living Room**

18'2 x 10'4

With radiator, space for table & chairs, double glazed window to the front.

**Kitchen**

12'1 x 8'0

Comprising matching wall & base units, worksurface, inset Butler sink, fitted gas hob with extractor over, fitted oven under, space for washing machine, space for fridge/freezer, tiled splashbacks, inset spotlights, wall mounted Alpha combi boiler, double glazed window to the rear.

**Bedroom Two**

14'5 x 8'8

With radiator, built-in wardrobes, double glazed window to the front.

**Third Floor Landing**

With eaves storage cupboard.

**Bedroom Three**

13'6 x 11'0

With radiator, eaves storage cupboard, double glazed Velux window.

**NB**

There is the remainder of a 125 year Lease from and including 11 February 2022. We have been advised that the maintenance is a 1/3 share on an as & when basis and the buildings insurance is approximately £260 pa. Council tax band: A

